

▶ **FILE #:** 4-E-11-UR

AGENDA ITEM # 40

AGENDA DATE: 4/14/2011

▶ **APPLICANT:** **HOLSINGER CONSTRUCTION, LLC**

OWNER(S): Holsinger Construction, LLC

TAX ID NUMBER: 28 G F 003

JURISDICTION: County Commission District 7

▶ **LOCATION:** **North side of Kingdom Ln., west of Sunny Hill Rd. and Hill Rd.**

▶ **APPX. SIZE OF TRACT:** **10323 square feet**

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Kingdom Ln., a local street with a 26' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** **PR (Planned Residential)**

▶ **EXISTING LAND USE:** **Vacant lot**

▶ **PROPOSED USE:** **Reduction of 35 foot peripheral setback**

NA

HISTORY OF ZONING: Property rezoned to PR on 8/23/2004. Adjoining property to the north rezoned to PR on 9/24/2007.

SURROUNDING LAND USE AND ZONING: North: Vacant land / PR (Planned Residential)

South: Residences / PR (Planned Residential)

East: Residences / PR (Planned Residential)

West: Vacant land / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The site is located within an existing subdivision that has developed under PR (Planned Residential) zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the request to reduce the peripheral setback for this one lot as identified on the development plan from 35 feet to 22 feet, subject to 3 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval of a use on review in the PR zoning district.

COMMENTS:

The applicant is requesting a reduction of the peripheral setback from 35' to 22' for one lot within Solomon Place Subdivision. The Knox County Zoning Ordinance allows the Planning Commission to approve a reduction of the peripheral setback down to 15' if the adjoining property is also zoned PR (Planned Residential). The peripheral boundary for Solomon Place Subdivision adjoins a vacant 33 acre tract which is zoned PR. The setback reduction is restricted to a 20' minimum since there is a 20' drainage easement along the property line.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed peripheral setback reduction will have a minimal impact on adjoining property since the 33 acre tract is undeveloped.
2. Solomon Place Subdivision includes a stub-out street that will allow for future connection of the existing subdivision to the adjoining tract.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed setback reduction meets the requirements of the PR zoning district and all other requirements of the Zoning Ordinance.
2. The proposed setback reduction is consistent with the general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas outside of the existing subdivision.

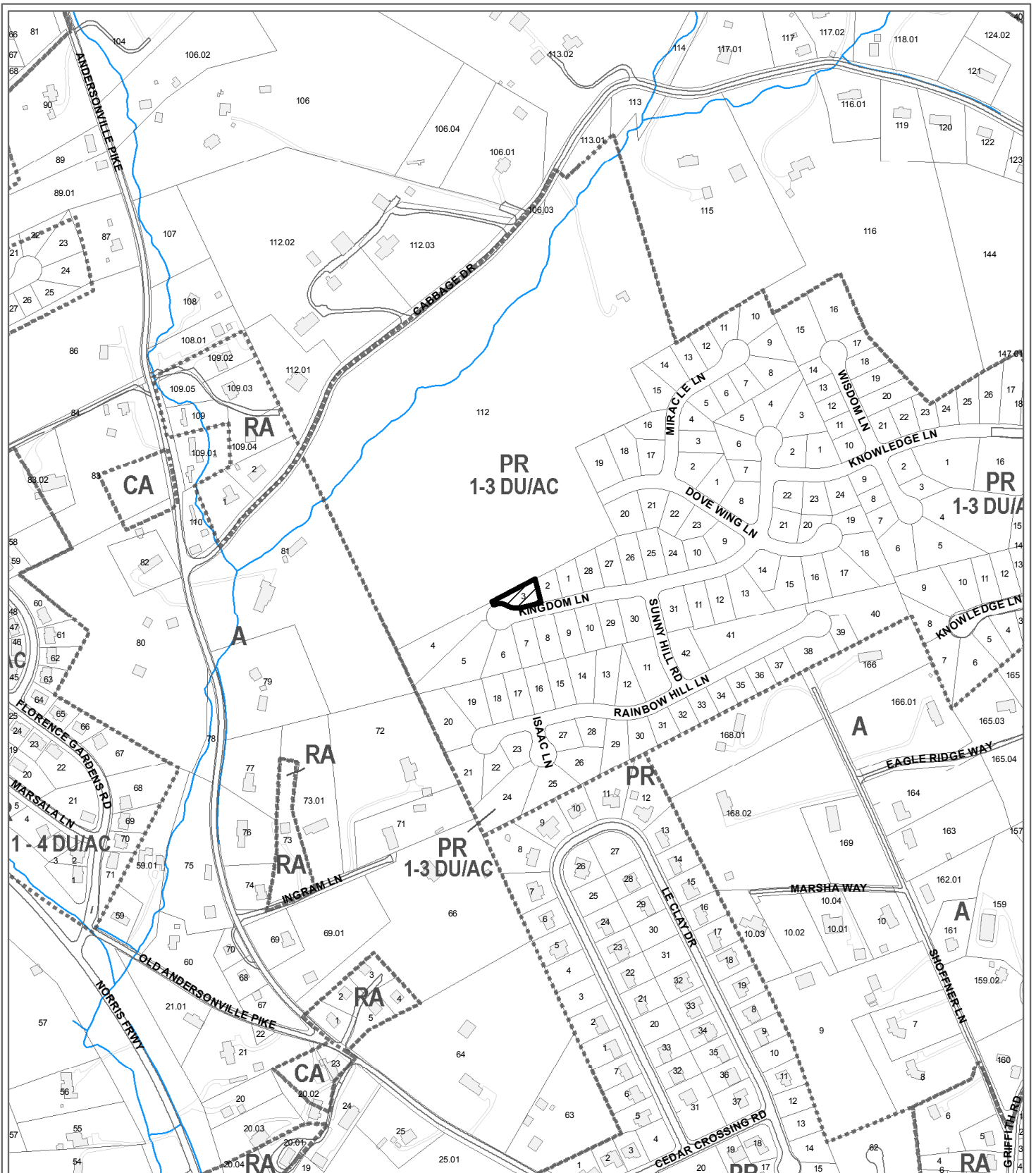
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposal is consistent with the North County Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

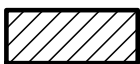
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**4-E-11-UR
USE ON REVIEW**



Reduction of 35 foot peripheral setback in PR (Planned Residential)

Original Print Date: 3/24/2011
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Holsinger Construction, LLC

Map No: 28

Jurisdiction: County

